

**PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903-3902**

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Wednesday, April 20, 2011, at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard concerning the following matters pursuant to Section 902 of the Zoning Ordinance:

5:30 P.M.

RCM REALTY, OWNER AND GIANFRANCO MARROCCO, APPLICANT: 242 Atwells Avenue, Lot 1048 on the Tax Assessor's Plat 28 located in a Residential R-3 Three-Family Zone and a General Commercial C-2 Zone. The applicant seeks a special use permit pursuant to Section 303 Use-Code 58 in the proposed inclusion of entertainment within the existing restaurant located in the C-2 district. The lot in question contains approximately 13,077 square feet of land area.

HA & AHN PROPERTIES, LLC: 176 Narragansett Avenue (corner Roger Williams Ave.), Lot 159 on the Tax Assessor's Plat 61 located in an Industrial M-1 Zone; to be relieved from Section 703.2 in the

proposed change in the use of the existing building from manufacturing to a grocery store. This proposal is permitted as of right within the M-1 district. The applicant seeks a dimensional variance from the parking requirement; whereby, 53 on-site parking spaces are required, 36 spaces would be provided. The lot in question contains approximately 43,991 square feet of land area.

CEDARS GROUP II, LLC, OWNER AND SAMUEL O. WHITE, APPLICANT & LESSEE: 357 West Fountain Street, Lot 438 on the Tax Assessor's Plat 29 located in a Heavy Commercial C-4 Zone. The applicant seeks a special use permit pursuant to Section 303-use code 34 in the proposed change in the use of the existing building from garage repair and auto sales to an indoor sports facility with eating & drinking and entertainment. Per Section 303-use codes 56.1 & 58, eating & drinking and entertainment are permitted as of right in the C-4 district. Further, relief is sought from the parking requirement at Section 703.2, a dimensional variance; whereby, 35 parking spaces are required, 13 spaces would be provided across West Fountain Street from the subject property on Plat 29, Lots 430 & 435, also known as 358 West Fountain St. and 365 Washington St., respectively. The applicant further seeks relief from the off-street loading requirement at Section 708, a dimensional variance; whereby, there is no on-site open space available for loading. The lot in question contains approximately 7,291 square feet of land area.

OLNEYVILLE HOUSING CORPORATION: 261 Manton Avenue, 19 Pope Street & 28-30 Hyat Street, Lots 592 & 593 on the Tax Assessor's Plat 63 located in a R-M Multi-Family Zone and C-2 General Commercial Zone; to be relieved from Sections 305.1(10) and 703.2 in the proposed construction of a new 3-story 7,578 square foot building at the corner of Manton Avenue and Pope Street on Lot 592 that would contain one commercial space and 4 dwelling units. The proposed uses are permitted as of right in the C-2 district; the applicant seeks a dimensional variance from regulations governing front yard setback for the proposed building and the parking requirement; whereby, 10 parking spaces are required, 9 on-site spaces would be provided. Additionally, the applicant proposes to construct 2 three-family structures and one two-family structure on Lot 593 (19 Pope St. & 28-30 Hyat St.) requiring relief from Sections 304, 305.1(7), 305.1(10), 417, 703.2 and 704.2, said regulations governing front, side & yard setbacks; building height; more than one principle building on a lot; the parking requirement, whereby 13 parking spaces are required, 8 spaces would be provided; and number of curb cuts. Lot 592 contains approximately 10,892 square feet of land area and Lot 593 contains approximately 17,546 square feet of land area.

7:00 P.M.

JOSEPH M. DRISCOLL TRUST: 39 Huldah Street & 60 Judith Street,

Lots 201 & 217 on the Tax Assessor's Plat 105 located in a Residential R-3 General Residence Zone; to be relieved from Sections 303-use code 44 and 417 pursuant to Section 200 in the proposed change in the use of the existing commercial building from refrigeration equipment storage to auto reconditioning & window tinting. The existing single-family dwelling will remain unchanged. The applicant seeks a use variance; whereby, commercial uses are not permitted in residential districts. The lots in question together contain approximately 6,400 square feet of land area.

DEBORAH ZAKI: 150 Lloyd Avenue (corner Thayer St.), Lot 422 on the Tax Assessor's Plat 10 located in a Residential R-1 One-Family Zone and the College Hill Historic District; to be relieved from Sections 607 and 607.1 in the proposed installation of a new freestanding sign in the front yard of the subject property being used for 2 doctor's offices and 2 residential units. The proposed sign would consist of a main sign measuring 42" x 27" and a sub-sign measuring 42" x 11" supported by 2 poles 68" in height. Signs not exceeding 6 square feet are permitted in residential zones. The applicant seeks a dimensional variance from regulations governing maximum sign area; whereby, the proposed signs together would not exceed 16 square feet. The lot in question contains approximately 11,612 square feet of land area.

LIRIO DE LOS VALLES: 624 Plainfield Street, Lot 249 on the Tax Assessor's Plat 112 in a General Commercial C-1 Zone; to be relieved

from Sections 305.1(8) and 305.1(10) for a dimensional variance from regulations governing front & rear yard setbacks in the proposed construction of a 60' x 50' second-story addition to the existing church, and request for a special use permit pursuant to Sections 707 and 707.1 in accordance with Section 703.2; whereby, this proposal requires an additional 25 parking space that cannot be provided on site. The lot in question contains approximately 13,100 square feet of land area.

POLINA AND ILYA FREYDIN: 52-54 Pontiac Avenue, Lot 548 on the Tax Assessor's Plat 61 located in a Residential R-1 One-Family Zone; to be relieved from Sections 200.2, 201, 201.7 and 303-use code 14 pursuant to Section 200. The subject parcel currently contains three permitted residential units and one office unit. The applicant seeks to convert the office to a residential apartment. Relief is sought from regulations governing permitted uses; whereby, the expansion of the number of dwelling units is an intensification of the existing multi-family use. This proposal meets the parking requirement. The lot in question contains approximately 5,236 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON WEDNESDAY, APRIL 20, 2011.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL MIERCOLES, ABRIL 20, 2011.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT 376**

YEAR 2011

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

**PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY
HALL**

**25 DORRANCE STREET
PROVIDENCE, RHODE ISLAND**

Monday, January 10 and 24, 2011 - cancelled

Monday, February 14 - cancelled and 28, 2011 - rescheduled

**Monday, March 14, Wednesday, March 16 and Monday, March 28,
2011**

Monday, April 11, Wednesday, April 20 and Monday, April 25, 2011

Monday, May 9 and 23, 2011

Monday, June 13 and 27, 2011

Monday, July 11 and 25, 2011

Tuesday, August 9 and Monday, August 22, 2011

Monday, September 12 and 26, 2011

Tuesday, October 11 and Monday, October 24, 2011

Monday, November 14 and 28, 2011

Monday, December 12 and Tuesday, December 27, 2011

Any change in dates will be noticed in writing and/or e-mail to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.

Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.

Peter D. Carnevale

Secretary

(401) 421-7740 ext. 376 and/or e-mail at pcarnevale@provide